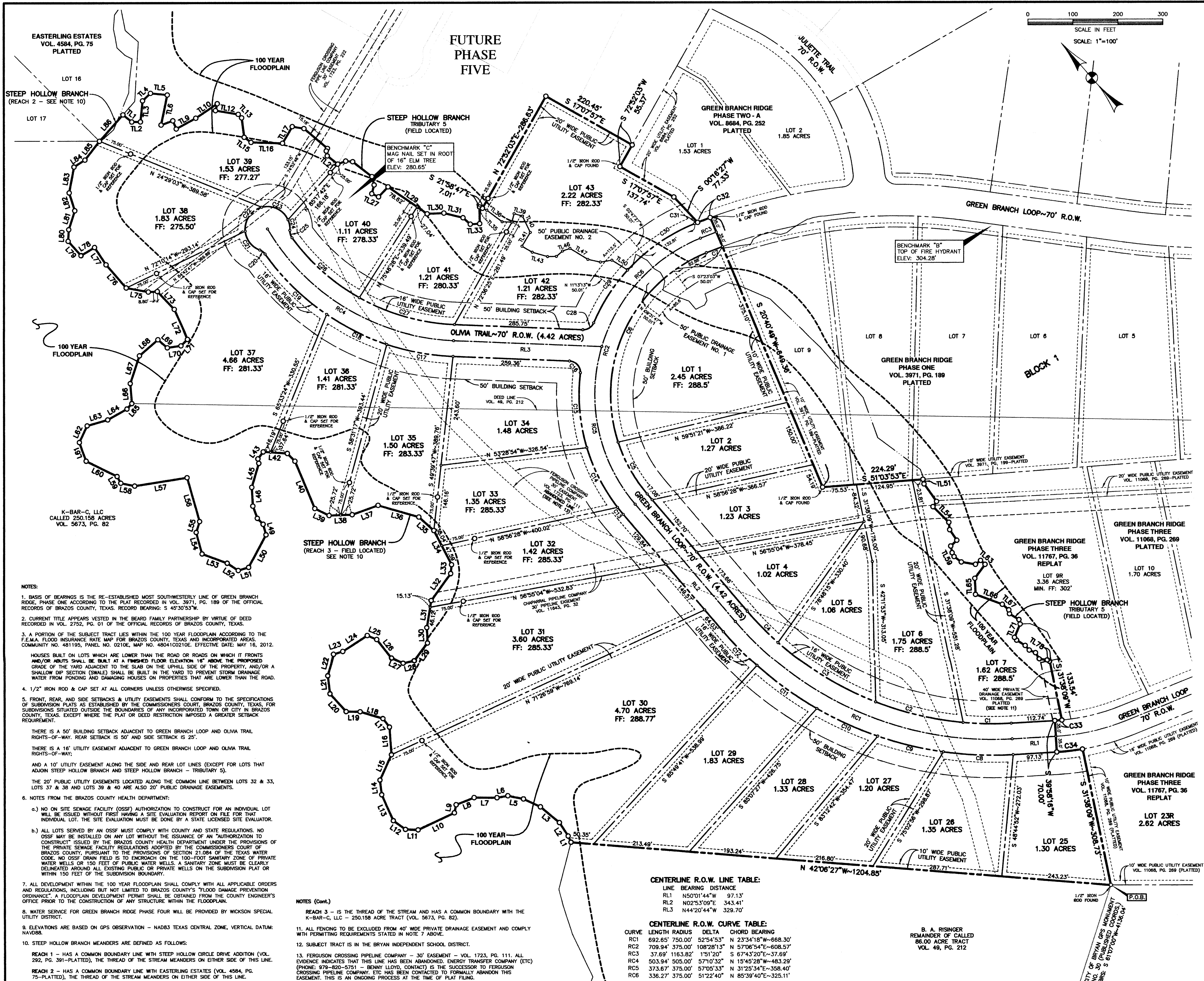


H:\Land Projects\R2\041\Richardson Perry Ridge NAD83.dwg 4/1/2014 11:21:56 AM CDT



STEEL HOLLOW BRANCH FIELD LOCATED (REACH 3) LINE TABLE:			
LINE	BEARING	DISTANCE	
L1	N19°20'31"E	15.27'	
L2	N10°09'21"E	35.63'	
L3	N06°52'46"W	54.75'	
L4	N21°22'53"W	41.56'	
L5	N34°58'54"W	35.43'	
L6	N56°59'36"W	24.52'	
L7	N46°27'01"W	50.80'	
L8	N68°08'55"W	43.02'	
L9	S55°38'50"W	18.46'	
L10	N71°51'19"W	89.17'	
L11	N44°33'09"W	28.08'	
L12	N11°55'54"W	33.40'	
L13	N19°24'06"E	63.44'	
L14	N36°32'25"E	32.71'	
L15	N67°37'41"E	61.95'	
L16	S39°27'41"E	61.66'	
L17	N05°53'58"E	23.67'	
L18	N29°52'44"W	52.99'	
L19	N46°01'18"W	31.11'	
L20	N01°14'30"E	53.43'	
L21	N36°26'41"E	40.30'	
L22	N59°15'42"E	50.53'	
L23	S63°38'26"E	21.70'	
L24	S79°42'18"E	64.89'	
L25	S23°52'41"E	22.87'	
L26	S05°12'40"W	52.71'	
L27	S20°52'55"E	27.51'	
L28	S59°25'07"E	25.86'	
L29	N80°28'33"E	50.10'	
L30	N40°46'26"E	34.05'	
L31	N52°32'14"E	61.24'	
L32	N79°07'57"E	73.93'	
L33	N49°16'43"E	19.83'	
L34	N15°52'40"E	85.63'	
L35	N04°42'26"W	44.84'	
L36	N30°37'32"W	94.21'	
L37	N66°28'29"W	61.25'	
L38	N48°39'40"W	51.44'	
L39	N20°39'50"W	35.38'	
L40	N20°31'26"E	114.24'	
L41	N00°51'44"W	24.05'	
L42	N42°47'29"W	53.83'	
L43	S80°35'23"W	19.62'	
L44	S31°46'03"W	10.07'	
L45	S59°39'17"W	55.81'	
L46	S40°05'05"W	41.79'	
L47	S23°06'30"W	28.82'	
L48	S00°49'01"E	18.43'	
L49	S28°01'23"W	24.46'	
L50	S71°22'05"W	81.98'	
L51	N63°16'45"W	24.15'	
L52	N1°31'36"W	29.30'	
L53	N26°33'38"W	59.78'	
L54	N27°59'04"E	49.54'	
L55	N61°09'27"E	25.40'	
L56	N27°23'44"E	101.54'	
L57	N55°40'30"W	118.07'	
L58	N35°08'02"W	31.56'	
L59	N14°36'21"E	18.94'	
L60	N20°17'35"W	76.98'	
L61	N23°17'30"E	44.21'	
L62	N68°38'21"E	40.91'	
L63	S62°58'09"E	47.64'	
L64	S75°55'44"E	49.33'	
L65	N84°36'49"E	16.34'	
L66	N38°49'41"E	44.52'	
L67	N61°40'47"E	65.18'	
L68	S06°01'50"E	54.47'	
L69	S04°52'56"E	30.66'	
L70	N89°08'10"E	20.39'	
L71	N18°49'24"E	72.71'	
L72	N00°03'43"W	54.56'	
L73	N49°32'45"W	20.06'	
L74	N36°17'39"W	50.12'	
L75	N02°21'44"E	68.47'	
L76	N09°39'31"E	46.18'	
L77	N77°38'46"W	35.04'	
L78	N01°23'56"E	43.12'	
L79	N46°24'57"E	25.79'	
L80	N46°24'57"E	25.79'	
L81	N61°05'46"E	44.15'	
L82	N26°01'58"E	41.70'	
L83	N53°52'17"E	58.44'	
L84	S79°19'37"E	28.99'	
L85	N81°04'39"E	52.89'	

STEEL HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:			
LINE	BEARING	DISTANCE	
TL1	S07°34'07"E	25.31'	
TL2	S47°05'40"E	19.35'	
TL3	N49°09'16"E	47.18'	
TL4	N89°49'44"E	24.22'	
TL5	S41°01'45"E	37.52'	
TL6	S54°58'36"W	68.34'	
TL7	S66°32'41"E	27.66'	
TL8	S20°34'35"W	19.66'	
TL9	S75°25'18"E	49.63'	
TL10	S80°47'10"E	57.69'	
TL11	S58°04'51"W	15.88'	
TL12	S37°14'15"E	51.20'	
TL13	S00°44'17"E	11.08'	
TL14	S35°59'21"W	43.71'	
TL15	S10°22'23"E	18.98'	
TL16	S44°59'22"E	70.15'	
TL17	N73°38'46"E	43.03'	
TL18	S37°08'20"E	26.38'	
TL19	S06°21'55"E	68.60'	
TL20	S44°45'24"W	16.64'	
TL21	S08°28'10"E	29.81'	
TL22	S67°52'14"E	18.85'	
TL23	S41°21'59"E	15.48'	
TL24	S09°01'26"E	54.07'	
TL25	S28°18'27"W	19.31'	
TL26	S58°44'15"W	20.17'	
TL27	S21°47'27"E	16.61'	
TL28	N86°53'48"E	30.58'	
TL29	S12°01'42"E	105.65'	
TL30	S49°03'08"E	37.31'	
TL31	S33°04'46"E	43.78'	
TL32	S04°57'05"E	21.68'	
TL33	S49°57'07"E	20.82'	
TL34	N43°05'33"E	37.18'	
TL35	S21°58'47"E	17.80'	
TL36	S09°35'59"E	42.60'	
TL37	S44°39'37"E	21.92'	
TL38	N57°33'08"E	19.38'	
TL39	S30°52'39"E	19.21'	

PHASE 4 PERIMETER CURVE TABLE:			
CURVE	LENGTH	RADIUS	DELTA
C32	30.00'	1198.83'	126°01'
C33	15.61'	465.00'	155°26'
C34	57.65'	535.00'	61°02'

STEEL HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:			
LINE	BEARING	DISTANCE	
TL40	S17°36'09"W	40.57'	
TL41	S74°36'26"W	35.98'	
TL42	S16°21'10"E	28.48'	
TL43	S30°47'14"E	35.42'	
TL44	S47°44'25"E	19.57'	
TL45	S87°50'19"E	17.99'	
TL46	S66°08'14"E	17.68'	
TL47	S15°07'27"E	46.68'	
TL48	S34°27'26"E	28.56'	
TL49	S66°06'17"E	25.84'	
TL50	S14°14'34"E	41.32'	
TL51	S30°34'55"W	10.50'	
TL52	S07°40'53"W	48.00'	
TL53	S77°52'44"W	14.12'	
TL54	S02°00'03"E	49.48'	
TL55	S36°53'10"W	16.64'	
TL56	S09°17'16"W	28.39'	
TL57	S89°55'04"W	18.57'	
TL58	S31°54'20"W	15.17'	
TL59	S16°31'46"W	9.70'	
TL60	S09°54'08"E	20.04'	
TL61	S37°15'04"E	31.97'	
TL62	S83°47'55"E	14.22'	
TL63	S05°47'17"E	13.19'	
TL64	S19°42'20"W	38.48'	
TL65	S40°42'38"W	35.84'	
TL66	S26°19'57"E	63.70'	
TL67	S06°06'55"E	18.97'	
TL68	S33°05'59"W	8.75'	
TL69	S14°36'24"E	24.75'	
TL70	S26°20'38"W	10.11'	
TL71	S66°05'05"E	32.28'	
TL72	S06°20'29"W	7.68'	
TL73	S14°53'22"E	22.48'	
TL74	S01°47'31"W	13.77'	
TL75	S23°43'37"E	15.11'	
TL76	S14°17'29"W	15.82'	
TL77	S37°32'42"E	17.81'	
TL78	S13°57'02"E	5.80'	

FINAL PLAT OF GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR 51.06 ACRE TRACT

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
THE BEARD FAMILY PARTNERSHIP L.L.P.
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535

SHEET 1 OF 2
SCALE: 1"=100' MARCH, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVE. STE A BRYAN, TX 77803/846-8212

CENTERLINE R.O.W. LINE TABLE:			
LINE	BEARING	DISTANCE	
RL1	N50°01'44"W	97.13'	
RL2	N02°53'09"E	343.41'	
RL3	N44°20'44"W	329.70'	

CENTERLINE R.O.W. CURVE TABLE:			
CURVE	LENGTH	RADIUS	DELTA
RC1	692.65'	750.00'	52°54'53"
RC2	709.94'	375.00'	108°28'13"
RC3	37.69'	1163.82'	151°20"
RC4	503.94'	505.00'	57°10'32"
RC5	373.67'	375.00'	57°05'33"
RC6	336.27'	375.00'	51°22'40"

B. A. RISINGER
REMANINDER OF CALLED
86.00 ACRE TRACT
VOL. 49, PG. 212

Green Branch Ridge Subdivision
Phase Four
51.06 Acres
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 51.06 acre tract lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being part of the 151.312 acre tract described in the deed from Berry Alvin Risinger, Jr., to The Beard Family Partnership, recorded in Volume 2752, Page 01, of the Official Records of Brazos County, Texas, and said 51.06 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found at a 2" steel fence post marking an angle point in the southwest line of the aforementioned 151.312 acre tract located N 46° 42' 06" W - 1136.29 feet from a ½" iron rod found near a 2" steel post fence corner marking the south corner of the said 151.312 acre tract and in the northwest fenced line of Steep Hollow Road, said ½" iron rod also being the west corner of Lot 23R - 2.62 acres, according to the Replat of Green Branch Ridge Subdivision, Phase Three, recorded in Volume 11767, Page 36, of the Official Records of Brazos County, Texas;

THENCE N 42° 06' 27" W continuing along the southwest line of the aforementioned 151.312 acre tract, same being a common line with the remainder of an 86.0 acre tract described in the deed to B. A. Risinger, recorded in Volume 49, Page 212, of the Deed Records of Brazos County, Texas, at a distance of 1154.5 feet pass a ½" iron rod and cap set, continue on, for a total distance of 1204.85 feet and corner in the centerline of Steep Hollow Branch, same being in the common line between the said 151.312 acre tract and a 250.158 acre tract described in the deed to K-Bar-C, LLC, recorded in Volume 5673, Page 82, of the Official Records of Brazos County, Texas;

THENCE along the centerline of Steep Hollow Branch, same being the common line between the aforementioned 151.312 acre tract and the 250.158 acre tract, as follows:

N 19° 20' 31" E for a distance of 15.27 feet,
N 10° 09' 21" E for a distance of 35.63 feet,
N 06° 52' 46" W for a distance of 54.75 feet,
N 21° 25' 23" W for a distance of 41.56 feet,
N 34° 58' 54" W for a distance of 35.43 feet,
N 56° 59' 36" W for a distance of 24.52 feet,
N 46° 27' 01" W for a distance of 50.80 feet,
N 68° 08' 55" W for a distance of 43.02 feet,
S 55° 38' 50" W for a distance of 18.46 feet,
N 71° 51' 19" W for a distance of 89.17 feet,
N 44° 33' 09" W for a distance of 28.08 feet,
N 11° 15' 54" W for a distance of 33.40 feet,
N 19° 24' 06" E for a distance of 63.44 feet,
N 36° 32' 25" E for a distance of 32.71 feet,
N 67° 37' 41" E for a distance of 61.95 feet,
N 39° 27' 41" E for a distance of 61.66 feet,
N 05° 53' 58" E for a distance of 23.67 feet,
N 29° 52' 44" W for a distance of 52.99 feet,
N 46° 01' 18" W for a distance of 31.11 feet,
N 01° 14' 30" E for a distance of 53.43 feet,
N 36° 26' 41" E for a distance of 40.30 feet,
N 59° 15' 42" E for a distance of 50.53 feet,
S 63° 38' 26" E for a distance of 21.70 feet,
S 79° 42' 18" E for a distance of 64.89 feet,
S 23° 50' 14" E for a distance of 22.87 feet,
S 05° 12' 40" W for a distance of 52.71 feet,
S 20° 52' 55" E for a distance of 27.51 feet,
S 59° 25' 07" E for a distance of 25.86 feet,
N 80° 28' 33" E for a distance of 50.10 feet,
N 40° 46' 26" E for a distance of 34.05 feet,
N 52° 32' 14" E for a distance of 61.24 feet,
N 79° 07' 57" E for a distance of 73.93 feet,
N 49° 16' 43" E for a distance of 19.83 feet,
N 15° 52' 40" E for a distance of 85.63 feet,
N 04° 42' 26" W for a distance of 44.84 feet,
N 30° 37' 32" W for a distance of 94.21 feet,
N 66° 28' 29" W for a distance of 61.25 feet,
N 48° 39' 40" W for a distance of 51.44 feet,
N 20° 39' 50" W for a distance of 35.38 feet,
N 20° 31' 26" E for a distance of 114.24 feet,
N 00° 51' 44" W for a distance of 24.05 feet,
N 42° 47' 29" W for a distance of 53.83 feet,
S 80° 35' 23" W for a distance of 19.62 feet,
S 31° 46' 03" W for a distance of 10.07 feet,
S 59° 39' 17" W for a distance of 55.81 feet,
S 40° 05' 05" W for a distance of 41.79 feet,
S 23° 06' 30" W for a distance of 28.82 feet,
S 00° 49' 01" E for a distance of 16.43 feet,
S 28° 01' 23" W for a distance of 24.46 feet,
S 71° 22' 05" W for a distance of 81.98 feet,
N 63° 16' 45" W for a distance of 24.15 feet,
N 13° 19' 36" W for a distance of 29.30 feet,
N 26° 23' 38" W for a distance of 59.78 feet,
N 27° 59' 04" E for a distance of 49.54 feet,
N 61° 09' 27" E for a distance of 25.40 feet,
N 27° 23' 44" E for a distance of 101.54 feet,
N 55° 40' 30" W for a distance of 118.07 feet,
N 35° 08' 02" W for a distance of 31.56 feet,
N 14° 36' 21" E for a distance of 16.94 feet,
N 20° 17' 35" W for a distance of 76.96 feet,
N 23° 17' 30" E for a distance of 44.21 feet,
N 68° 38' 21" E for a distance of 40.91 feet,
S 62° 58' 09" E for a distance of 47.64 feet,
S 75° 55' 44" E for a distance of 49.33 feet,
N 84° 36' 49" E for a distance of 16.34 feet,
N 38° 49' 41" E for a distance of 44.52 feet,
N 61° 40' 47" E for a distance of 65.18 feet,
S 87° 37' 06" E for a distance of 54.47 feet,
S 06° 01' 50" E for a distance of 27.51 feet,
S 54° 52' 56" E for a distance of 30.66 feet,
N 89° 08' 10" E for a distance of 20.39 feet,
N 18° 49' 24" E for a distance of 72.71 feet,
N 00° 03' 43" W for a distance of 54.56 feet,
N 49° 32' 45" W for a distance of 20.06 feet,
N 36° 17' 39" W for a distance of 50.12 feet,
N 02° 21' 44" E for a distance of 68.47 feet,
N 09° 39' 31" E for a distance of 46.18 feet,
N 77° 38' 46" W for a distance of 35.04 feet,
N 01° 23' 56" E for a distance of 43.12 feet,
N 46° 24' 57" E for a distance of 25.79 feet,
N 61° 05' 46" E for a distance of 44.15 feet,
N 26° 01' 58" E for a distance of 41.70 feet,

N 53° 52' 17" E for a distance of 58.44 feet,
S 79° 19' 37" E for a distance of 28.99 feet,
N 81° 04' 39" E for a distance of 52.89 feet to the common corner between Lot 16 and Lot 17, Easterling Estates, according to the plat recorded in Volume 4584, Page 75, of the Official Records of Brazos County, Texas;

THENCE N 84° 55' 23" E along the common south line of Lot 16, Easterling Estates, (the thread of the stream meanders on either side of this line), for a distance of 78.97 feet to the intersection of the south line of the said Lot 16, Easterling Estates, with the centerline of Steep Hollow Branch - Tributary 5;

THENCE along the centerline of the aforementioned Steep Hollow Branch - Tributary 5, as follows:

S 07° 34' 07" E for a distance of 25.31 feet,
S 47° 05' 40" E for a distance of 19.35 feet,
N 49° 09' 16" E for a distance of 47.18 feet,
N 89° 49' 44" E for a distance of 24.22 feet,
S 41° 01' 45" E for a distance of 37.52 feet,
S 54° 58' 36" W for a distance of 68.34 feet,
S 66° 32' 41" E for a distance of 27.66 feet,
S 20° 34' 35" W for a distance of 19.66 feet,
S 75° 25' 18" E for a distance of 49.63 feet,
S 80° 47' 10" E for a distance of 57.69 feet,
S 58° 04' 51" W for a distance of 15.88 feet,
S 37° 14' 15" E for a distance of 51.20 feet,
S 00° 44' 17" E for a distance of 11.08 feet,
S 35° 59' 21" W for a distance of 43.71 feet,
S 10° 22' 23" E for a distance of 18.98 feet,
S 44° 59' 22" E for a distance of 70.15 feet,
N 73° 38' 46" E for a distance of 43.03 feet,
S 37° 08' 20" E for a distance of 26.38 feet,
S 06° 21' 55" E for a distance of 68.60 feet,
S 67° 28' 51" W for a distance of 6.40 feet,
S 31° 46' 49" W for a distance of 11.01 feet,
S 08° 28' 10" E for a distance of 29.81 feet,
S 67° 52' 14" E for a distance of 18.85 feet,
S 41° 21' 59" E for a distance of 15.48 feet,
S 09° 01' 26" E for a distance of 54.07 feet,
S 28° 18' 27" W for a distance of 19.31 feet,
S 58° 44' 15" W for a distance of 20.17 feet,
S 21° 47' 27" E for a distance of 16.61 feet,
N 86° 53' 48" E for a distance of 30.58 feet,
S 12° 01' 42" E for a distance of 105.65 feet,
S 49° 03' 08" E for a distance of 37.31 feet,
S 33° 00' 48" E for a distance of 43.78 feet,
S 04° 57' 05" E for a distance of 21.68 feet,
S 49° 57' 07" E for a distance of 20.82 feet,
N 43° 05' 33" E for a distance of 37.18 feet,
S 21° 58' 47" E for a distance of 7.01 feet;

THENCE through the aforementioned 151.312 acre tract, as follows:

N 72° 52' 03" E at a distance of 50.0 feet pass a ½" iron rod and cap set, continue on, for a total distance of 286.63 feet to a ½" iron rod and cap set,
S 17° 07' 57" E for a distance of 220.45 feet to a ½" iron rod and cap set in the northwest line of Lot 1 - 1.53 acres, Green Branch Ridge, Phase Two-A, according to the plat recorded in Volume 8684, Page 252, of the Official Records of Brazos County, Texas;

THENCE along the northwest and west lines of the aforementioned Lot 1 - 1.53 acres, as follows:

S 72° 52' 03" W for a distance of 55.37 feet to a ½" iron rod and cap found marking the west corner of the said Lot 1 - 1.53 acres,
S 17° 07' 57" E for a distance of 137.74 feet to a ½" iron rod and cap set,
S 00° 16' 27" W for a distance of 77.33 feet to a ½" iron rod and cap set in the northeast right-of-way line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the south, having a radius of 1198.83 feet;

THENCE Southeasterly, along the northeast right-of-way line of the aforementioned Green Branch Loop, for an arc distance of 30.00 feet to a ½" iron rod and cap found marking the end of this curve, the chord bears S 67° 35' 06" E - 30.00 feet;

THENCE S 20° 40' 49" W crossing Green Branch Loop - 70' wide right-of-way, according to the plat of Green Branch Ridge, Phase One, recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas, at a distance of 70.00 feet, pass a ½" iron rod and cap found marking the north corner of Lot 9 - 2.02 acres, Block 1, Green Branch Ridge, Phase One, continue on, for a total distance of 649.36 feet to a ½" iron rod and cap found marking the west corner of Green Branch Ridge, Phase One, same being the west corner of Lot 9 - 2.02 acres, Block 1;

THENCE S 51° 03' 53" E along the southwest line of Block 1, Green Branch Ridge, Phase One, at a distance of 200.48 feet, pass a ½" iron rod and cap set, continue on, for a total distance of 224.29 feet and corner in the centerline of Steep Hollow Branch - Tributary 5, same being the north corner of Lot 9R - 3.36 acres, as shown on the aforementioned Replat of Green Branch Ridge, Phase Three;

THENCE along the west line of the aforementioned Lot 9R - 3.36 acres, same being the centerline of the aforementioned Steep Hollow Branch - Tributary 5, as follows:

S 30° 34' 55" W for a distance of 10.50 feet
S 07° 40' 53" W for a distance of 48.00 feet
S 77° 52' 44" W for a distance of 14.12 feet
S 02° 00' 03" E for a distance of 49.48 feet
S 36° 53' 10" W for a distance of 16.64 feet
S 09° 17' 16" W for a distance of 28.39 feet
S 89° 55' 54" W for a distance of 18.57 feet
S 31° 54' 20" W for a distance of 15.17 feet
S 16° 31' 46" W for a distance of 9.70 feet
S 09° 54' 08" E for a distance of 20.04 feet
S 37° 15' 04" E for a distance of 31.97 feet
S 83° 47' 55" E for a distance of 14.22 feet
S 05° 47' 17" E for a distance of 13.19 feet
S 79° 45' 20" W for a distance of 38.48 feet
S 40° 42' 38" W for a distance of 35.84 feet
S 26° 19' 57" E for a distance of 63.70 feet
S 06° 06' 55" E for a distance of 18.97 feet
S 33° 05' 59" W for a distance of 8.75 feet
S 14° 36' 24" E for a distance of 24.75 feet
S 28° 20' 39" W for a distance of 10.11 feet
S 66° 05' 05" W for a distance of 32.28 feet
S 06° 20' 29" W for a distance of 7.68 feet
S 14° 53' 22" E for a distance of 22.48 feet

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, A. S. HICKLE, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 13th day of February, 2014 and same was duly approved on the 20th day of February, 2014 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

S 01° 47' 31" W for a distance of 13.77 feet,
S 23° 43' 37" E for a distance of 15.11 feet,
S 14° 17' 29" W for a distance of 15.82 feet,
S 37° 32' 12" E for a distance of 17.81 feet,
S 13° 57' 02" E for a distance of 5.80 feet;

THENCE S 31° 38' 09" W continuing along the west line of the aforementioned Lot 9R - 3.36 acres, for a distance of 133.54 feet to a ½" iron rod and cap found marking the west corner of the aforementioned Lot 9R - 3.36 acres, and in the northeast right-of-way line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the north, having a radius of 465.00 feet;

THENCE along the northwest right-of-way line of Green Branch Loop, the terminus of Green Branch Loop, and the southwest right-of-way line of Green Branch Loop, as shown on the plat of Green Branch Ridge - Phase Three, recorded in Volume 11068, Page 269, of the Official Records of Brazos County, Texas, as follows:

Northwesterly along said curve for an arc distance of 15.61 feet, to a ½" iron rod and cap found marking the terminus of Green Branch Loop, the chord bears N 50° 59' 27" W - 15.61 feet,
S 39° 58' 16" W along the terminus of Green Branch Loop, for a distance of 70.00 feet to a ½" iron rod and cap found in the southwest right-of-way line of the aforementioned Green Branch Loop, same being in a curve, concave to the northeast, having a radius of 535.00 feet,
Southeasterly, along said curve, for an arc distance of 57.63 feet to a ½" iron rod and cap found marking the north corner of the aforementioned Lot 23R - 2.62 acres, the chord bears S 53° 06' 58" E - 57.63 feet;

THENCE S 31° 38' 09" W along the northwest line of the aforementioned Lot 23R - 2.62 acres, for a distance of 308.73 feet to the **PLACE OF BEGINNING**, containing 51.06 acres of land, more or less.

BRAZOS COUNTY COMMISSIONERS COURT

I, Duane Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 1st day of April, 2014.

County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 14 day of April, 2014, in the Official Records of Brazos County, Texas, in Volume 119160, Page 55.

Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of April, 2014.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17th day of April, 2014.

City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003

Doc Bk Vol Pg
01190802 OR 11960 56

Filed for Record in:
BRAZOS COUNTY

On: Apr 17, 2014 at 02:27P

As a

Plat

Document Number: 01190802

Amount: 67.00

Receipt Number - 506151

By: Kaia Brummer

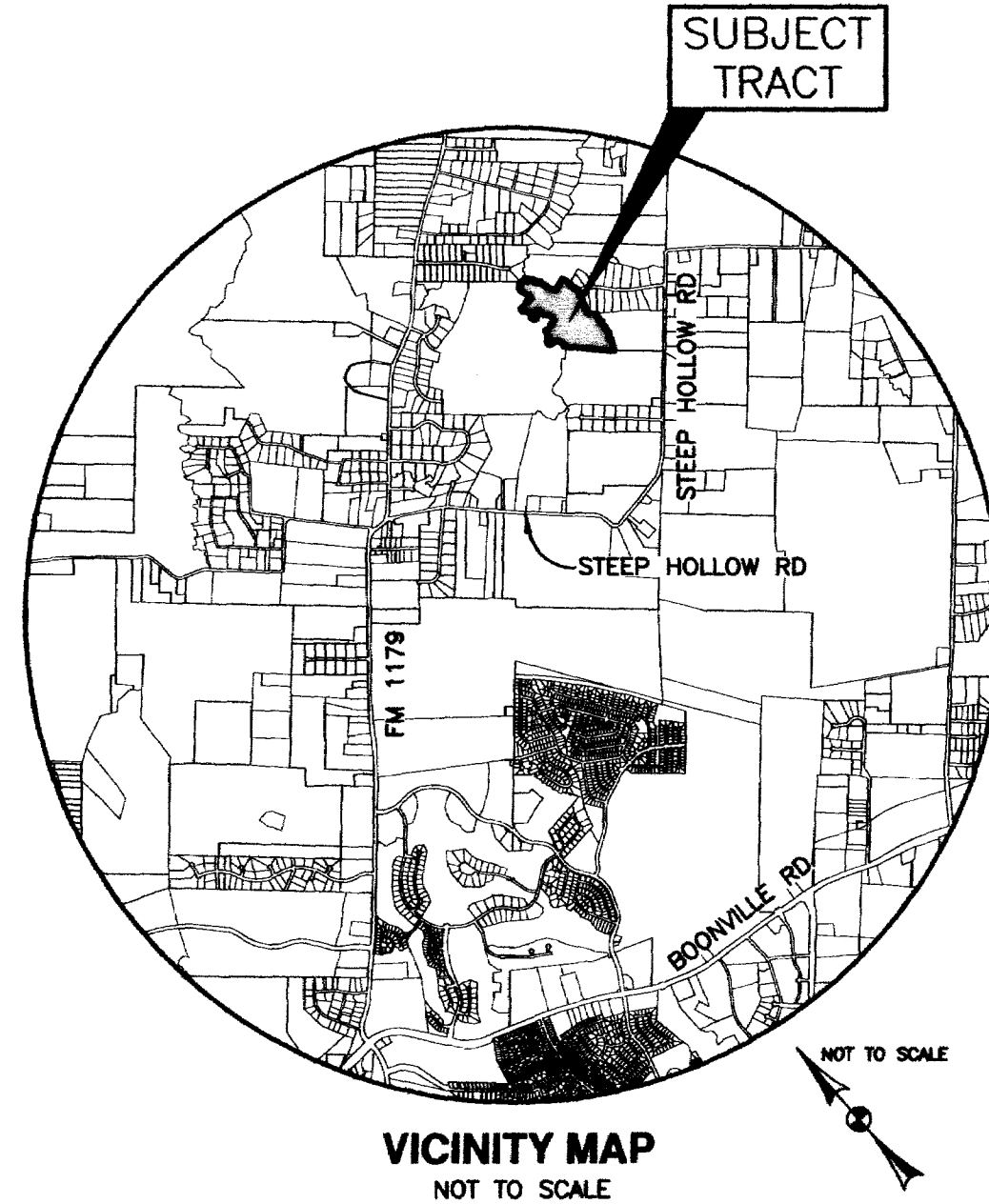
STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 17, 2014

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, THE BEARD FAMILY PARTNERSHIP L.L.P., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2752, Page 01, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

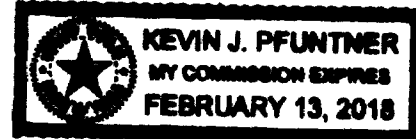
Jim Beard

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Beard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 4th day of APRIL, 2014.

Notary Public, Brazos County, Texas



FINAL PLAT OF GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR 51.06 ACRE TRACT

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

THE BEARD FAMILY PARTNERSHIP L.L.P.,
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535

SHEET 2 OF 2

SCALE: 1"=100' MARCH, 2014

PREPARED BY:
KING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A + BRYAN, TX + PH. 979/846-6212

